

ALEXANDER  
STEER

GUNTERSTONE ROAD,  
W14

£1,350,000

SHARE OF FREEHOLD

 3

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## PROPERTY FEATURES

- Share Of Freehold
- Chain Free
- High Quality Fittings Throughout
- Close To Local Transport
- Top Floor Apartment
- Private Roof Terrace



# GUNTERSTONE ROAD

£1,350,000

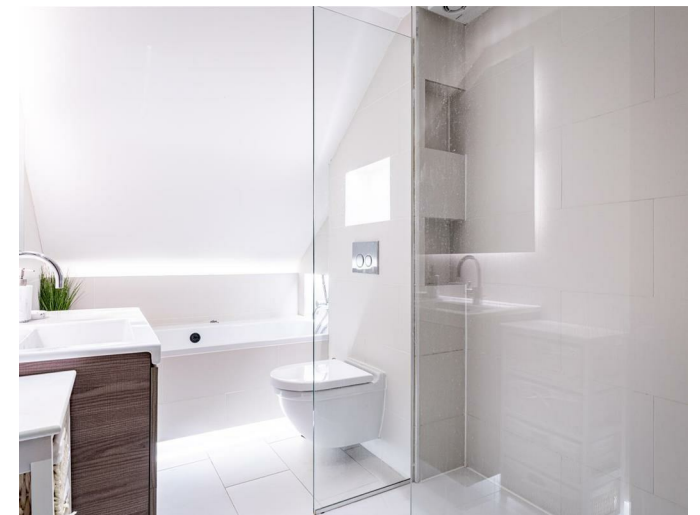
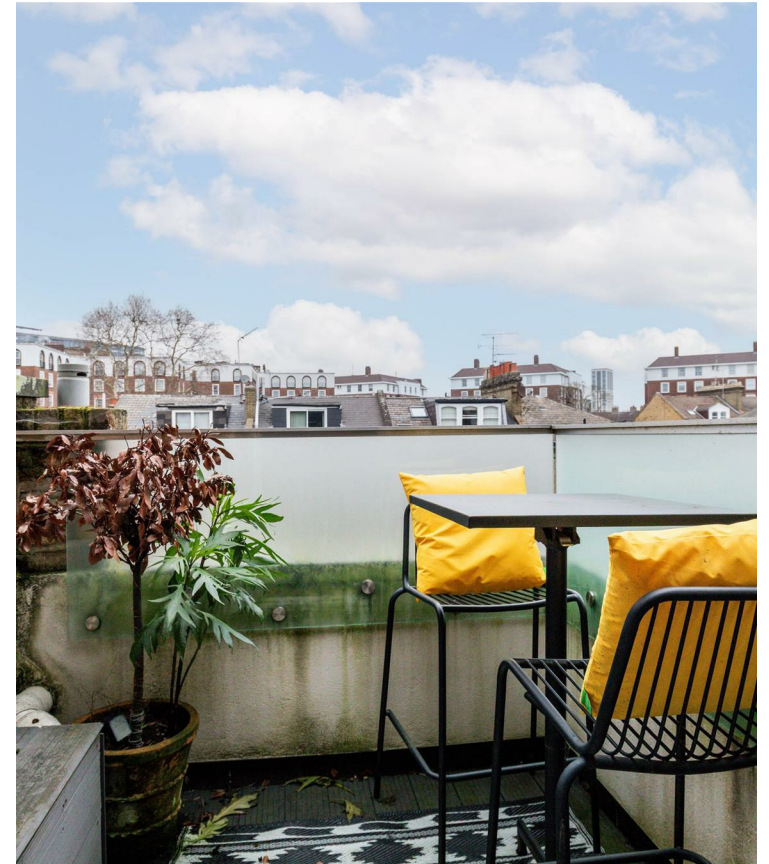
A beautifully designed and appointed apartment within the sought after Gunter Estate Conservation Area. The property is close to local transport such as Barons Court and West Kensington underground stations serviced by the District and Piccadilly Lines. The property has a share of the freehold and is offered chain free.

The first level of the apartment has a stunning kitchen dining room complete with high-end built-in Miele appliances and a charming parquet floor. The kitchen leads through to the living room via wooden double doors which add a classic feature to the room, the parquet flooring also flows through into this room creating a cosy living space with large windows and punctuations of character such as the double doors, high ceilings and fireplace. The Southerly aspect also ensures the living space and kitchen area is flooded with natural light. On this level, there is also a family four piece bathroom and a third bedroom.

Upstairs, you are first met with the private terrace which enjoys enough space to relax and take in the views over gardens with a morning coffee or an afternoon read. Further to this, there is the second bedroom which comfortably fits a double bed and the principle suite which includes large built in wardrobes, a mezzanine level and a four piece ensuite bathroom.

The Gunter Estate Conservation Area is a sought after pocket of homes known for its unique gothic inspired architecture. The area is close to the newly developed Olympia Exhibition Centre which also boasts transport links on the overground, underground and national rail. There is also closer very convenient transport links in and out of London with two underground stations within a five minute walk and the A4 being a short drive away. Multiple high calibre schools are nearby.





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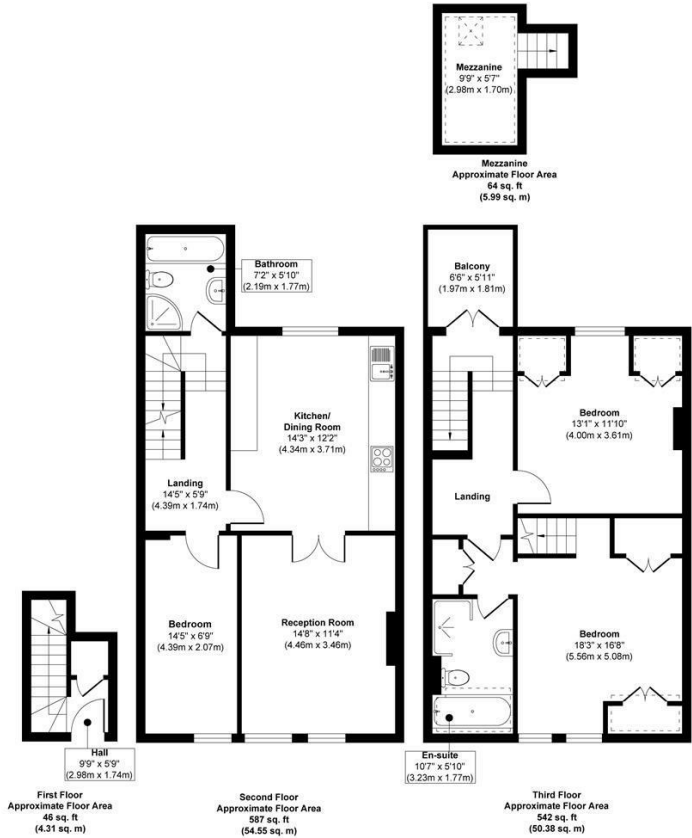
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Council Tax Band

E



Approx. Gross Internal Floor Area 1239 sq. ft / 115.23 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	61
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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Estate Agents